

State Notice* Requirements – Government Assisted Multifamily At Risk Housing
Government Code Section 65863.10
As amended January 1, 2001

Type of Notice:	First Notice of Intent To Terminate Section 8 or Prepay Mortgage	Second Notice of Intent to Terminate or Prepay	Notice to Affected Public Entities	Notice of Change in Date to Terminate or Prepay and/or Rents
Parties	From: Owner To: Each Affected Tenant Household & Public Agencies	From: Owner To: Each Affected Tenant Household & Public Agencies	From: Owner To: Affected Public Agencies	From: Owner To: Each Affected Tenant Household & Affected Public Agencies
Time period:	<u>12 months</u> prior to <i>anticipated</i> date of termination, opt-out, or prepayment (Concurrent with 12 month Federal Section 8 Opt-Out Notice)	<u>Six months</u> prior to termination, opt-out or prepayment date (<u>Not</u> concurrent with four month Federal Section 8 Opt-Out or five month Prepay Notice)	<u>Six months</u> prior to termination or prepayment date	<u>Within seven business days</u> of any change
Notice Contents	<ol style="list-style-type: none"> 1) Identity and type of Federal Program 2) Statement – restrictions will be removed 3) <i>Anticipated</i> termination, opt-out or prepay date 4) Owner may elect to continue in federal program 5) Tenant based vouchers to be provided – 1 year minimum 6) Second (six month) Notice will be sent 7) Notice of Opportunity to Submit an Offer to Purchase will be sent 	<ol style="list-style-type: none"> 1) Termination, opt-out or prepay date 2) Type of Federal Program 3) Current rent 4) New Rent 5) Owner may elect to continue in federal program 6) Owner may participate in voucher program to replace subsidy 7) Public Agency and Legal Services Contact information: 8) Copies to Affected Public Agencies 	<ol style="list-style-type: none"> 1) All info from second Notice of Intent to tenants 2) Number of tenants 3) Number & type of assisted units 4) Number of non-assisted units 5) Number of bedrooms in each assisted unit 6) Ages and income of affected tenants 7) Owners Plans 8) Reason for terminating 9) Copies of federal notices attached 	<ol style="list-style-type: none"> 1) Any change in termination or prepayment date 2) Any change in rents to be charged

*All notices are to be sent in writing first class mail, postage prepaid.